June 5, 2026

Downtown SAM Project | Project Scope Summary, Alternates & Add Options

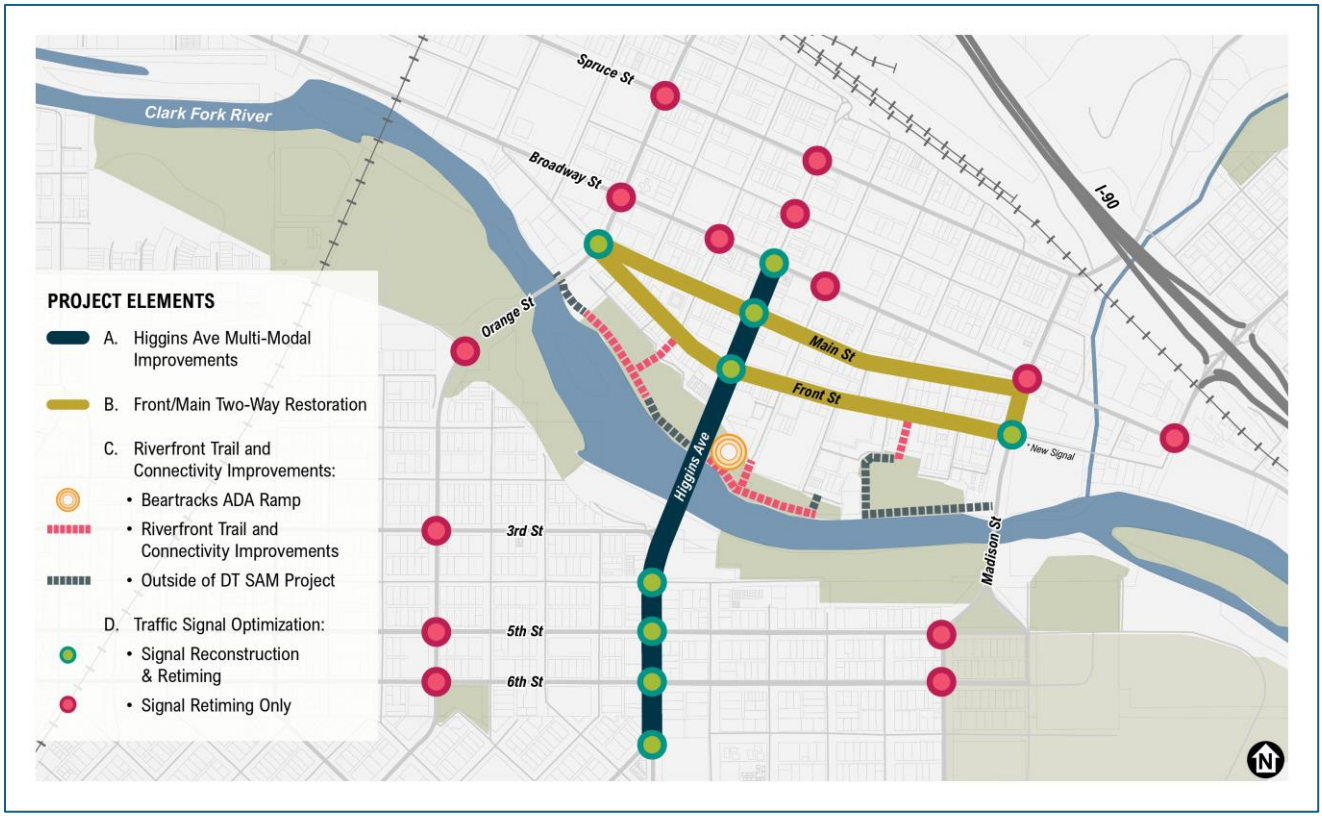
OVERVIEW

This document provides a description of the proposed scope of work for each Downtown SAM project element. Each project element includes a Base Project scope as well as Alternates and Add Options that may be incorporated into final design.

Definitions:

- Base Project: project elements required to meet RAISE Grant requirements.
- Alternate: project elements or materials that would substitute for work included in the Base Project
- Add Option: additional project elements or materials that could be added to the contract with no modifications to the Base Project elements.

PROJECT MAP



PROJECT SCOPE SUMMARY

HIGGINS:

Base Project:

- Higgins Avenue multi-modal improvements will occur between Brooks Street and Broadway Street. Improvements include:
  - Installation of separated and protected at-grade bicycle facilities.
  - Conversion of the existing four-lane roadway to a three-lane roadway with a dedicated center turn lane between 6th Street and Broadway Street.
  - Two-inch pavement milling and paving, including some full depth asphalt reconstructions to achieve ADA cross-slope corrections at intersections.
  - Enhanced transit accommodations.
  - ADA-compliant curb ramp improvements at key intersections
  - Traffic signal and equipment replacements with updated capabilities at signalized intersections.
  - Street lighting replacements and upgrades.
- Most work will occur within the curb lines, and therefore improvements will not include sidewalk repair or replacement except as required for new traffic signal infrastructure.
- Between 6th Street and Brooks Street sidewalk modifications required to accommodate installation of the new bike facilities are included.
- Associated work includes utility adjustments, drainage improvements, landscaping restoration where necessary, pavement markings, signing and traffic control required during construction.
- Excludes all site furnishings such as benches, trash and recycling receptacles, bicycle racks, and similar amenities.

Alternate A:

- Replace the two-inch asphalt wearing course (PG 58V-34) with Highly Modified Binder (MSCR PG 76E-34) mix design.

Add Option A:

- Subsurface brick pavers may be encountered within portions of the cross-slope corrections at the intersections. Include square foot pricing for careful removal of pavers encountered during construction and placement at predetermined locations. Includes excavation and base course preparation as required.

Add Option B:

- Add site furnishings such as benches, trash and recycling receptacles, bicycle racks, and similar amenities.

FRONT/MAIN CONVERSION:

Base Project:

- Front and Main Street improvements will occur between Orange Street and Madison Street. Improvements include:
  - Conversion of Front Street and Main Street from one-way operation to two-way operation between Orange Street and Madison Street
  - Reconstruction and reconfiguration of the Front/Main/Orange Street intersection, including installation of new traffic signal infrastructure and equipment.
  - Installation of a new traffic signal at Front Street and Madison Street
  - Installation of buffered bicycle facilities on Front Street
  - Parking modifications, including conversion of angled parking to parallel parking on Front Street, reduced on-street parking at new transit stops and adjacent to bulb-outs at four key intersections.
  - Installation of new and enhanced transit accommodations
  - ADA-compliant curb ramp improvements at key intersections
  - Installation of a new pedestrian crossing at Front Street and Adams Street connecting to the proposed trail at Kiwanis Park.
  - Enhanced pavement markings delineating bulb-outs at the intersections of Front St/Ryman St, Front St/Pattee St, Main St/Ryman St, and Main St/Pattee St
- Localized curb reconstruction, asphalt milling and paving, and drainage improvements are included where required to accommodate proposed roadway reconfiguration, bicycle facility improvements, transit accommodations, and intersection safety improvements
- Includes chip seal surface treatments. This work is anticipated to be performed by City forces and is to be included in the overall project budget.
- Associated work includes utility adjustments, pavement markings, signing, landscaping modifications where necessary, and traffic control required during construction.
- Excludes all site furnishings such as benches, trash and recycling receptacles, bicycle racks, and similar amenities.
- Excludes street lighting replacement and installation.

Alternate A:

- Replace City-performed chip seal surface treatments with contractor-performed chip seal surface treatments throughout the project corridor.

Alternate B:

- Remove localized asphalt milling and paving from the contractor's scope of work. Include contractor coordination required to facilitate completion of milling and paving operations by City forces.

Alternate C:
- Replace enhanced pavement markings delineating bulb outs and replace with permanent, concrete bulb-outs at Front/Ryman, Front/Pattee, Main/Ryman, Main/Pattee intersections.

Add Option A:
- Add street lighting installations by service area.

Add Option B:
- Add site furnishings such as benches, trash and recycling receptacles, bicycle racks, and similar amenities.

TRAIL WIDENING & CONNECTIVITY:

Base Project:
- Riverfront Trail Widening:
  - Demolition of the existing Riverfront Trail and installation of a new widened trail promenade for approximately 1,500 linear feet extending from Western edge of the Carousel Park to Bess Reed Park, excluding the recently completed promenade section through Caras Park.
  - Trail widening design will match the recently updated section adjacent to Caras Park. Details include:
    - Trail width is designed to be 18 ft where feasible and 12 ft where constrained by adjacent structures or site conditions.
    - Includes two-foot-wide concrete shoulders and colored concrete center sections consistent with the recently completed improvements adjacent to Caras Park.
  - New trail lighting to be installed throughout
  - Associated work includes, but is not limited to, sod replacement, irrigation modifications, trail signage, and traffic/pedestrian control during construction.
- Trail Connections:
  - Ryman Street:
    - Minor demolition and curb and sidewalk improvements at the base of Ryman Street at Carousel Drive.
  - Pattee Street:
    - Replacement of the existing trail connection with a new ADA-accessible concrete path.
    - Minor curb and sidewalk improvements at the entrance to the public parking lot
  - Kiwanis Park:

- Establishment of a new ADA-accessible asphalt trail between Front Street and the existing sidewalk at Kiwanis Park (at basketball courts), including new trail lighting
  - Excludes all site furnishings such as benches, trash and recycling receptacles, bicycle racks, and similar amenities.

Alternate A:
- Change the riverfront promenade section trail surfacing from concrete to asphalt. The decorative flush curbing will remain concrete.

Alternate B:
- Trail lighting to be removed and/or installed only on a segment-by-segment basis

Add Option A:
- Add asphalt trail connection through Kiwanis Park, between existing sidewalk and the riverfront trail.

Add Option B:
- Add site furnishings such as benches, trash and recycling receptacles, bicycle racks, etc.

BEARTRACKS ADA RAMP:

Base Project:
- Installation of a new ADA-compliant ramp connecting the east side of Beartracks Bridge to the riverfront trail east of Caras Park.
- The ramp will be a concrete structure with a switchback configuration

No Alternates or Options at this time

SIGNAL OPTIMIZATION

- Traffic signal equipment replacement and infrastructure improvements are included within the Higgins Avenue or Front/Main Project elements.
- Perimeter traffic signals (pink intersections shown in map) and updated traffic signals within the project limits will undergo signal timing updates following construction and establishment of new traffic patterns.